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10/20/11 10:16:45
DK W BK 668 PG 130
DESOTO COUNTY, MS
W.E. DAVIS, CH CLERK

THIS INSTRUMENT PREPARED BY AND RETURN TO:

Eric L. Sappenfield, PLLC, MS Bar #6468
6858 Swinnea Road, 5 Rutland Place
Southaven, MS 38671
(662) 349-3436

SACG, LLC

6547 Shenandoah Lane
Olive Branch, Mississippi 38654
Work Phone #: (901) 409-6855
Home Phone #: n/a
GRANTOR

TO

WARRANTY
DEED

Scary Gary, LLC

4065 Loch Meade Drive
Lakeland, Tennessee 38002
Work Phone #: 901-359-7118
Home Phone #: n/a
GRANTEE

For and in consideration of the sum of Ten Dollars (\$10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which is hereby acknowledged, SACG, LLC, does hereby sell, convey, and warrant unto Scary Gary, LLC, the following described property situated in the County of DeSoto, State of Mississippi, together with all improvements and appurtenances thereon more particularly described as follows:

Lot 1A, First Revision, Arbor Lakes Subdivision, in Section 35, Township 1 South, Range 8 West, DeSoto County, Mississippi, as per Plat thereof recorded in Plat Book 73, Page 10, in the Office of the Chancery Clerk of DeSoto County, Mississippi and further described by metes and bounds as follows:

A 1.63, more or less, acre lot being known as Lot 1A of the First Revision to Arbor Lakes Subdivision (Plat Book 73, Page 10) and being located in the Northwest Quarter of the Southwest Quarter of Section 35, Township 1 South, Range 8 West, City of Horn Lake, DeSoto County, Mississippi and being more particularly described as follows:

Beginning at a 1/2" iron pipe (found), said pipe being the northeast corner of the herein described tract and being the northwest corner of Lot 3 of the First Revision to Arbor Lakes Subdivision (Plat 73, page 10); thence South 01 degrees

55 minutes 37 seconds East, 282.03 feet to a ½" iron pipe (found); thence South 88 degrees 04 minutes 23 seconds West, 249.79 feet to a p.k. nail (set) in the east right of way line of Highway 51 (right of way varies); thence, along said right of way, north 01 degrees 58 minutes 10 seconds west, 284.68 feet to a ½" iron pipe (found) in the south line of the Edward L. Pollan tract (Deed Book 302, Page 201); thence, along said line, north 88 degrees 40 minutes 49 seconds East, 250.02 feet to the Point of Beginning.

Being that same property as conveyed to the Grantor in Book 525, Page 84, in the Office of the Chancery Clerk of DeSoto County, Mississippi.

The warranty in this deed is subject to subdivision and zoning regulations in effect in DeSoto County, rights of ways and easements for public roads and public utilities and restrictive covenants and easements of record.

It is understood and agreed that the taxes for the year 2011 have been prorated as of this date on an estimated basis and when said taxes are actually determined, if the proration is incorrect then Grantor(s) agree to pay Grantee(s) or their assigns any deficiency and likewise Grantee(s) agree to pay Grantor(s) or their assigns any amount overpaid.

Possession is to be given with delivery of this Deed.

WITNESS OUR SIGNATURE, this the 17th day of October, 2011

SACG, LLC

By: 

Gary E. Kelly, Member

By: 

Carla J. Kelly, Member

STATE OF Mississippi
COUNTY OF DeSoto

PERSONALLY appeared before me, the undersigned authority in and for the said county and state, on this 17th day of October, 2011, within my jurisdiction, the within named Gary E. Kelly and Carla J. Kelly, who acknowledged that they are Members of SACG, LLC, a Mississippi Limited Liability Company, and that for and on behalf of said limited liability company, and as its act and deed, they executed the above and foregoing instrument, after first having been duly authorized by said limited liability company so to do.


Notary Public
Sarah Bryant

My Commission Expires:

June 21, 2015

FILE NUMBER: 13345

